

**Redevelopment Plan  
U.S. Army Reserve Center  
1209 East Pinecrest Drive  
Marshal, Texas**

**Approved by the Marshall, Texas Local Redevelopment Authority  
August 27, 2007**

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# **Redevelopment Plan U.S. Army Reserve Center Marshall, Texas**

## **Introduction**

The Base Realignment and Closure Commission has identified the U.S. Army Reserve Center at 1209 East Pinecrest Drive in Marshall, Texas for closure. This Army Reserve Center is located on approximately 3.5 acres of land in Marshall, Texas approximately two miles north of the intersection of Interstate Highway 20 and U.S. Highway 59.

A process is provided for in federal guidelines that is to be followed in determining how this property will be redeveloped and reused. One of the requirements of this process is that a plan be prepared for redevelopment of the property. It is important that the plan be based on the vision and goals for development in the community in which the installation is located. This document serves as that plan.

## **Description of Planning Process**

The City of Marshall was informed by the Office of Economic Adjustment of the Department of Defense in late 2005 that the U.S. Army Reserve Center in Marshall was on the list of installations to be closed. The City of Marshall chose to establish a Local Redevelopment Authority in April of 2006 to provide local input in the process of planning for the reuse of the property. The Marshall City Commission was designated as the board of directors of the Local Redevelopment Authority. A copy of the resolution adopted to establish the Local Redevelopment Authority and designate the Marshall City Commission as the board of directors of the Local Redevelopment Authority is attached as Exhibit 1. The Local Redevelopment Authority submitted the necessary documentation to be recognized by the May 9, 2006 deadline. The documentation of formation of the Local Redevelopment Authority that was submitted to the Department of Defense Office of Economic Adjustment is attached as Exhibit 2. The Local Redevelopment Authority placed an ad in the local newspaper on October 1, 2006 that notified the public and interested parties that Notices of Interest regarding this property would be received until January 3, 2007. A copy of the newspaper notice is attached as Exhibit 3. The newspaper notice also stated that a workshop would be held on the site on November 3, 2006 to allow interested parties to tour the site and ask question about the redevelopment process. This workshop was held with representatives of the Local Redevelopment Authority, the Office of Economic Adjustment, the Army Reserve, and two local organizations interested in the property in attendance. A list of those in attendance and the organizations they represented is attached as Exhibit 4. The additional requirements established by federal guidelines including preparing drafts of the redevelopment plan and making them available to the public, determining the preferred Notice of Interest for redevelopment of the property, holding a public hearing, and approving a final draft of the plan. All of these requirements have been accomplished.

## **Evaluation of Homeless Services**

Federal guidelines provide that an important part of the process for planning for reuse of the installation is consideration of homeless services and needs in the jurisdictions in which the installation is located. Contact was made with the Marshall Housing Authority and the Marshall Police Department regarding the presence of a homeless population in Marshall. These two agencies are the agencies in Marshall that are most likely to have contact with homeless persons. The Executive Director of the Marshall Housing Authority indicated that he is not aware of the regular presence of a homeless population in Marshall. He also said that there are no organizations in Marshall that provide services to homeless persons. The Marshall Police Department indicated that there is a very small chronically homeless population in Marshall numbering fewer than ten people. This information is supported by the statistics presented in the Continuum of Care plan prepared by Community Healthcore, formerly known as the Sabine Valley Center, for the Longview-Marshall Metropolitan Statistical Area. The population of chronically homeless persons, which is the segment of the homeless population that the Police Department would be most likely to come in contact with, is estimated to be between five and ten people based on the information in the Continuum of Care plan. It is also estimated that the population that meets the broad definition of homeless numbers between 20 and 30 people in Marshall based on the Continuum of Care plan.

Services for the homeless are available in Longview, which is a town of approximately 75,000 people that is 25 miles west of Marshall. The economics of providing services for the homeless are such that it is not cost-effective to spread duplicate services across an area that is largely rural with a relatively low population density. Consequently, the services are focused in Longview, which is the population center for the six-county area covered by the Continuum of Care plan. The services are not generally available in the outlying communities.

There are a limited number of local organizations in Marshall that provide a few of the components of care for the homeless. These organizations include some of the local churches and a local halfway house for persons coming out of substance abuse programs. The churches provide a small amount of financial assistance, some counseling, and referrals to organizations in Longview that can provide more complete assistance if needed. The halfway house will occasionally provide overnight accommodations for a short amount of time to a homeless person who is dealing with a substance abuse problem.

Homeless needs are discussed in the City of Marshall's Consolidated Plan. It is stated in the Consolidated Plan that there is a low priority for services for various homeless types in Marshall, including families, individuals, and persons with special needs. The strategy identified in the Consolidated Plan for addressing homeless needs is to encourage the development of facilities with services to meet identified needs of homeless families and individuals that includes components to reduce homelessness using the continuum of care

approach. It is further stated in the Consolidated Plan that the City of Marshall will implement this strategy by encouraging social service providers, housing organizations, or non-profits to pursue the programs and resources to address identified needs. The City will strengthen existing alliances and forge new alliances as needed to address this strategy. As noted, there was no response from any homeless service providers to the Notice of Interest. The City of Marshall would have been pleased to have the opportunity to work with an existing provider or establish a relationship with a new provider if interest had been expressed.

There appears to be an adequate offering of services for the homeless in the six county area covered by Community Healthcore's Continuum of Care plan with the concentration of these services being in Longview, which is the largest city in the six county area. The primary difficulty that has to be overcome most frequently seems to be communicating the presence and availability of these services to those in need at the time of need, especially those who live in the outlying areas outside of Longview. Transportation to access the services can sometimes be a problem, but the region is served by a rural transit system that provides affordable transportation on an appointment basis.

While the main building on the Army Reserve Center site probably could be made to be suitable for homeless programs and limited short-term housing for a small number of homeless persons, it must be concluded that there is either no demand for this service or no organizations with the interest or resources to pursue use of the building in this fashion due to the lack of response from any homeless service providers during the Notice of Interest period.

Consideration must be given to the balance that needs to be achieved between the need for homeless services and the redevelopment of the Army Reserve Center property in an economically viable fashion. In considering this balance, three points are evident. First, homeless services are present and available, although the concentration of services is in Longview, which is 25 miles from Marshall. Second, the homeless population in Marshall is small. Third, homeless services are accessible through an affordable local rural transit system. Given these circumstances, it does not seem practical or feasible to duplicate services in Marshall for a small homeless population. This conclusion is supported by the lack of response during the Notice of Interest period. No homeless service providers submitted a Notice of Interest or expressed interest in any other way. The lack of response by any agency that provides homeless assistance is taken as an indication that this facility is not needed to supplement the offerings for the homeless in Marshall. Consequently, it seems that the best interest of the community would be served by redevelopment of the Army Reserve Center property for the Veteran's Center and Museum.

## **Analysis of Existing Conditions**

Any planning process must take into consideration an analysis of existing conditions. The goal of any planning process is to take all factors into consideration in evaluating the suitability and impact of an activity or activities. Demographic and economic characteristics of the community and physical characteristics of the site must be evaluated to establish the proper context for making decisions about the impact of development on the community.

### **Location of Marshall**

Marshall, Texas is located in the eastern part of Texas approximately 20 miles from the Texas-Louisiana border. Marshall is 150 miles east of Dallas and 35 miles west of Shreveport, Louisiana. Maps showing Marshall's location are attached as Exhibits 5, 6, and 7. Exhibit 5 shows Marshall's location in the United States. Exhibit 6 shows Marshall's location in the four state area comprised of Texas, Louisiana, Arkansas, and Oklahoma. Exhibit 7 shows Marshall's location within the East Texas and Northwest Louisiana area. Marshall is the county seat of Harrison County, which has a population of 65,000 people. Marshall and Harrison County comprise a Micropolitan Statistical Area sandwiched between the Shreveport-Bossier City Metropolitan Statistical Area to the east with a population of 300,000 and the Longview-Kilgore-Gilmer Metropolitan Statistical Area to the west with a population of 180,000.

### **Demographic Characteristics of Marshall**

Marshall, Texas is a city of approximately 24,000 residents. The population of Marshall is made up of 54.7 percent whites, 38.6 percent African-Americans, 8.6 percent Hispanic, 1.0 percent American Indian, Asian, or Pacific Islander, and 4.8 percent other races. The average age in Marshall is 34.1 compared to 32.3 in Texas. The median annual income for a family of four in Marshall is \$30,335 compared to \$39,927 for Texas. Approximately 46.9 percent of Marshall's population qualifies as low- to moderate-income under the definition established by the U.S. Department of Housing and Urban Development. The population of Marshall has remained roughly the same for approximately 40 years. Marshall's growth rate is currently estimated to be 0.5 percent annually.

### **Economic Conditions in Marshall**

Marshall is fortunate to have a diverse economic base. Major private sector employers in and near Marshall include an activated carbon filter plant, an electric cable plant, a cabinet plant, a chemical plant, electric generation power plants, a home interior packaging and distribution plant, a munitions plant, a sawmill, and manufacture of clay pottery. Timber harvesting and oil and gas extraction are also notable industries in the

area. The labor force in Harrison County includes 31,470 persons. The unemployment rate in Harrison County is currently 4.3 percent which is less than the unemployment rate of 4.5 percent in Texas. Marshall is also a center of education in the East Texas area. East Texas Baptist University and Wiley College are four-year colleges located in Marshall. Texas State Technical College in Marshall offers two-year degrees and certified training in a variety of technical areas. Panola Junior College also operates a branch campus in Marshall.

### **Description of U.S. Army Reserve Center in Marshall**

This U.S. Army Reserve Center in Marshall, Texas is located on 3.5 acres of land on the north side of Texas State Highway 43, known locally as Pinecrest Drive, approximately 800 feet west of U.S. Highway 59, known locally as East End Boulevard South. Both of these roads are major roads in Marshall. This property housed Detachment 1 952<sup>nd</sup> Engineering Company of the U.S. Army Reserve. This detachment was a civil engineering group that operated various pieces of earth moving equipment.

There are three structures on the grounds. The largest structure contains approximately 4,800 gross square feet of climate controlled space. This structure is in generally good condition. This structure is used for office space, training rooms, and storage. It also contains restrooms, a combination kitchen and break room, and a mechanical room. This primary structure is located in the southern part of the site adjacent to Pinecrest Drive. The second structure contains approximately 2000 gross square feet of space that is not climate controlled. This structure was used for indoor maintenance of smaller vehicles and for storage of tools and equipment used to maintain vehicles. This structure is also in good condition. This structure is located in the northeastern area of the site. The third structure is an open shed that measures approximately 30 feet by 50 feet. This shed has a concrete pad under it to allow vehicles to be driven under the shed for maintenance work under the vehicles. The shed is located in the western area of the site.

The site contains 3.5 acres. There is space to park 74 cars in paved parking lots on the east and north sides of the main building. The portion of the site behind the main building is fenced for secure storage of equipment. This fenced area contains approximately 2.3 acres. The western one-third of the fenced area is covered with gravel on a compacted base to accommodate the storage of heavy earthmoving equipment. Primary access to the site is from Pinecrest Drive. The site also has secondary access off of Maverick Drive on the west side of the site.

A map showing the location of the site in Marshall is attached as Exhibit 8. Two aerial photos of the site are attached. One aerial photo labeled as Exhibit 9 is at a scale of 1" = 1000' and shows the site in relation to its surroundings. The second aerial photo is labeled as Exhibit 10 and is at a scale of 1" = 100' to show the site. A scaled drawing of the site is also attached as Exhibit 11.

## **Description of Conditions in the Vicinity of the Center**

The U.S. Army Reserve Center is located in an area consisting primarily of institutional and commercial activities. The Marshall High School campus is located to the north of the Army Reserve Center. This campus houses approximately 1,600 students in grades nine through twelve. School is typically in session from late August through the end of May. There is typically a short summer school session during the summer for a small number of students. The campus also includes a full range of athletic facilities for use by school teams. The administration building for the Marshall Independent School District is located to the east of the Center. The property to the south includes the Marshall Mall, which includes a Blue Cross Blue Shield call center, Beall's Department Store, Penney's Department Store, Baskin's Department Store, and other small shops and offices in approximately 250,000 square feet of space. Three restaurants, a bank, and a real estate office are also located on the mall property. A tire store and residences are located to the southwest across Pinecrest Drive. The property to the west includes an office, a bank, a church, a grocery store, and other small shops and offices. Other notable land uses in the immediate vicinity are the Marshall Civic Center, which is located immediately south of the Marshall Mall, and the north campus of the Texas State Technical College in Marshall, which is located on the east side of U.S. Highway 59 across from the mall.

## **Transportation System Serving the Site**

Primary access to the site is by surface roads. U.S. Highway 59 is a major north-south transportation artery in the central United States. It is one of the major links in the nation with the Texas Gulf Coast and Mexico. Approximately 29,900 vehicles a day travel on Highway 59 at State Highway 43. North of State Highway 43 U.S. 59 has three northbound lanes and three southbound lanes with a continuous left turn lane. South of State Highway 43 U.S. 59 has two northbound lanes and two southbound lanes separated by a grassy median. Texas State Highway 43 has two eastbound lanes and two westbound lanes with a continuous left turn lane in front of the site. Approximately 11,200 vehicles a day travel on Highway 43, known locally as Pinecrest Drive, in front of the site. Maverick Drive to the west of the site is a two-lane north-south local street that serves as the primary means of access to the Marshall High School campus. Traffic in the vicinity of the site would be described as moderately heavy from 7:30 to 8:00 in the mornings and 3:00 to 3:30 in the afternoons when Marshall High School is in session. At other times traffic would be described as light to moderate during most hours of the day and evening.

It should be noted that the community is served by rail, interstate buses, one taxi company, a general aviation airport with a 5,000 foot runway, and a demand-responsive public transit system that handles pick-ups on an appointment basis. These other transportation services do not necessarily have a direct impact on the site, but they are available in the community.

## **Supporting Utility Infrastructure**

**Water System:** The property is served by an eight-inch water line. A map showing the water system in the vicinity of the site is attached as Exhibit 12. The water system in the vicinity of the site and throughout the community is in good condition and is considered to be adequate for any use anticipated for this property. The City of Marshall has adequate treatment and pumping capacity available to handle a 50 percent increase in the population of the community. Any conceivable reasonable use of this property can be accommodated by the City's water system

**Sewer System:** The property is served by a four-inch sewer line. A map showing the sewage collection system in the vicinity of the site is attached as Exhibit 13. The sewer lines in the vicinity of the site are in good condition and are considered to be adequate for any use anticipated for this property. The City of Marshall has adequate waste water treatment capacity to handle a 50 percent increase in population in the community. Any conceivable reasonable use of this property can be handled by the City's wastewater collection and treatment system.

**Electricity:** Electricity available at the site is considered to be adequate for any activity that could reasonably be expected to take place on the property given its location and zoning.

**Gas:** Gas available at the site is considered to be adequate for any activity that could reasonably be expected to take place on the property given its location and zoning.

No capital improvements will be needed to support the redevelopment of this property.

## **Flood Plain**

The northern portion of this property is located in a 100 year flood plain. The edge of the flood plain starts approximately at the northwest corner of the property and extends in a southeasterly direction to a point that is approximately 200 feet south of the northeast corner of the property. It is possible that the flood plain covers even less area than described. Improvements have been made to the creek channel since the flood plain map was prepared. The possible change in the boundary of the flood plain due to the improvements has not been calculated. Development of the portion of the site found to be in the flood plain would be subject to the restrictions normally imposed on development in a 100 year flood plain. The southern 300 to 350 feet of the site is outside of the 100 year flood plain and would not be subject to any restrictions related to flood plains. The structure in the northeastern part of the property appears to be outside of the 100 year flood plain. The other structures on the site are clearly outside of the 100 year flood plain. A map showing the flood plain adjacent to and in the vicinity of the site is attached as Exhibit 14. A topographic map is also attached as Exhibit 15.

## **Zoning**

The property is located in the C-3 General Business District under the City of Marshall's zoning regulations. A wide variety of retail, office, institutional, and business uses are permitted in this zoning district. Either of the proposals for reuse of the property would be permitted in this zoning district. A map showing the zoning of the site and surrounding area is attached as Exhibit 16.

## **Environmental Conditions**

There are no known environmental concerns on this property.

## **Review of Pertinent Plans**

### **Relationship to City's General Plan**

The City of Marshall's General Plan emphasizes development of activity centers in the community. The property in the vicinity of U.S. Highway 59 and State Highway 43 is identified as an activity center in Marshall's General Plan because of the major activities that are concentrated in the vicinity of this intersection. These major activities include the Marshall Mall, the Marshall Civic Center, the north campus of Texas State Technical College in Marshall, Marshall High School, and a variety of smaller businesses that have been drawn to this location that complement the major activities. The U.S. Army Reserve Center is located in this activity center. A copy of the General Plan map showing the location of the site in this activity center is attached as Exhibit 17. The City's General Plan calls for continued development of activity centers as a way to utilize existing resources in an efficient manner and as a way to support additional economic development in the community. Reuse of the U.S. Army Reserve Center would be in keeping with these goals. The City is nearing the end of a planning process for tourism development. The result of this process will be a plan to implement various improvements and programs in the community to enhance tourism offerings that will be a sub-plan or implementation plan under the General Plan. One proposal for reuse of the property has been made by Harrison County Veterans. This proposal for reuse of the property as a Veterans Center that would include a Veterans museum, a ceremonial area, and a gathering place for functions and events for Veterans and their families. The other proposal is for reuse of the property by the Marshall Independent School District. Under this proposal the property would be reused for either academic activities, additional offices, faculty and staff training, or as a maintenance facility. Of the two proposals, the Veterans Center is more in keeping with the goals of the community for development of

activity centers and for development that will support increased opportunities for businesses by drawing tourists and visitors to the community.

### **Relationship to Consolidated Plan**

The relationship to the Consolidated Plan is addressed in the section regarding homeless services.

### **Relationship to Tourism Plan**

The Marshall City Commission adopted a Tourism Plan on August 9, 2007. Use of the property as a Veterans Center and Museum will complement the Tourism Plan. The Veterans Center will draw Veterans from outside of Harrison County to events at the center. The Veterans Museum will be an additional diversion for persons visiting Marshall.

### **Evaluation of Notices of Interest**

Two local organizations have expressed interest in the property. One organization is a group of Veterans from Harrison County. These Veterans have formed a non-profit organization that wishes to develop this property into a Veterans Center that will include a museum, a ceremonial area, and an area for gatherings and activities. The other organization is the Marshall Independent School District. The School District is considering several possibilities for use of the property, including academic space, additional offices, training space for faculty and staff, or as a maintenance facility.

### **Determination of Preferred Notice of Interest**

The Marshall City Commission voted at its March 22, 2007 meeting to establish the proposal from the Veterans group as the preferred Notice of Interest. It was found that the proposal by the Veterans would be compatible with the community's plans to develop tourism more extensively. The Veterans Center and Museum will be an additional location of interest for visitors to the community. As tourism grows in Marshall, the larger number of visitors will be a source of expanding support for the museum.

### **Schedule for Making Drafts of Redevelopment Plan Available**

The first draft of the proposed redevelopment plan for the U.S. Army Reserve Center in Marshall was presented to the Marshall City Commission at its regularly scheduled meeting on Thursday, February 22, 2007. Following presentation of the first draft, the document was made available to the public in multiple ways. A copy of the draft was

placed on the City's web site. Citizens who have access to computers with internet connections have been able to access the copy posted on the City's web page. Public use computers available at the Marshall Public Library have provided the opportunity for persons to access the draft who wish to do it over the internet but who do not have their own computers. A printed copy of the draft was also available at the Marshall Public Library. The Library's hours are 10:00 a.m. to 8:00 p.m. Monday through Thursday and 10:00 a.m. to 5:30 p.m. Friday and Saturday. Access to the document during these hours of operation will address concerns about conflicts with various types of work shifts and work schedules. A copy of the draft was also available at City Hall from 8:00 a.m. to 5:00 p.m. Monday through Friday. The Marshall City Commission meetings are broadcast on a local cable television channel. A rerun of the meetings is looped continuously for three days after each meeting. Persons with cable TV had the opportunity to watch the City Commission's discussion of the draft.

A public hearing was held on the draft by the Marshall City Commission at its meeting on March 22, 2007. Following this meeting all of the same opportunities to view the draft were available.

### **Summary of Public Comments Received**

Multiple conversations have been held with various representatives of the Marshall Independent School District and the Harrison County Veterans about the property. A list of the persons who attended the workshop at the site on November 3, 2006 is attached as Exhibit 4.

**Exhibit 1**  
**Resolution of the City of Marshall**  
**Forming a Local Redevelopment Authority**  
**And Designating the Marshall City Commission**  
**As the Local Redevelopment Authority**

**Redevelopment Plan**  
**U.S. Army Reserve Center**  
**Marshall, Texas**  
**2007**

RESOLUTION NO. *R-06-12*

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MARSHALL CREATING A LOCAL REDEVELOPMENT AUTHORITY IN ACCORDANCE WITH THE MILITARY BASE REUSE ACT AS ADOPTED AND AMENDED AND APPOINTING REPRESENTATIVES TO THE LOCAL REDEVELOPMENT AUTHORITY**

**WHEREAS**, The U.S. Army Reserve Center at 1209 East Pinecrest is located entirely within the city limits of the City of Marshall, Harrison County, Texas; and

**WHEREAS**, the U.S. Army Reserve Center has been declared surplus and is to be developed in accordance with appropriate federal regulations; and

**WHEREAS**, the future reuse of the U.S. Army Reserve Center will have an impact on the City of Marshall and the immediate area surrounding the facility; and

**WHEREAS**, the City Commission of the City of Marshall believes that it is in the best interest of the City of Marshall to become involved in the redevelopment of this particular piece of property; and

**WHEREAS**, the City of Marshall is and can be recognized by the Secretary of Defense through its Office of Economic Adjustment as an entity responsible for developing the reuse plan and for directly implementing the reuse plan;

**NOW THEREFORE**, be it resolved by the City Commission of the City of Marshall that:

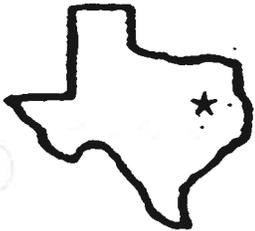
1. A Local Redevelopment Authority is hereby established in compliance with applicable laws and regulations for the purpose of developing and implementing a reuse plan for the U.S. Army Reserve Center at 1209 East Pinecrest; and
2. At a public meeting held on this date the following individuals were named to the Local Redevelopment Authority: the members of the Marshall City Commission, who as of the date of adoption of this resolution are Ed Carlile, Jack Hester, Katie Jones, Bryan Partee, Ed Smith, John Wilborn, and Alonza Williams. It is the intention of the City Commission that the Local Redevelopment Authority be made up of the sitting members of the City Commission. In the event that one of the individuals named ceases to serve on the City Commission, that person will cease to serve on the Local Redevelopment Authority and will be replaced by the person who takes their place on the City Commission.
3. The above named individuals are hereby directed to undertake the duties and responsibilities of the Local Redevelopment Authority in accordance with applicable federal regulations and prepare and submit the appropriate reuse plan after the public hearing and public input.

PASSED, APPROVED, AND ADOPTED THIS THE 27<sup>th</sup> DAY OF APRIL, 2006.

  
\_\_\_\_\_  
E. N. Smith III, Chairman

ATTEST:

  
\_\_\_\_\_  
Lisa Agnor, City Secretary



CITY OF

# Marshall

P.O. Box 698

Texas 75671-0698

www.marshalltexas.net

Exhibit 2

Documentation Provided to  
Department of Defense  
Office of Economic Adjustment  
Regarding Formation of  
Local Redevelopment Authority

Page 1 of 2

Redevelopment Plan  
U.S. Army Reserve Center  
Marshall, Texas  
2007

Mayor & City  
Commission  
(903) 935-4421

City Manager  
(903) 935-4418

Assistant  
City Manager  
(903) 935-4419

City Secretary  
(903) 935-4450

Engineering  
(903) 935-4400

Event Facilities  
(903) 935-4470

Finance  
(903) 935-4445

Fire Chief  
(903) 935-4580

Human Resources  
(903) 935-4425

Library  
(903) 935-4465

Parks and  
Recreation  
(903) 935-4470

Planning and  
Community  
Development  
(903) 935-4455

Police Chief  
(903) 935-4520

Public Works  
(903) 935-4485

Housing  
(903) 935-4510

Water/Waste  
Water Utilities  
(903) 935-4485

May 8, 2006

Mr. Patrick O'Brien, Director  
Office of Economic Adjustment  
400 Army Navy Drive, Suite 200  
Arlington, VA 22202-2884

Subject: LRA Recognition

Dear Mr. O'Brien:

The U.S. Army Reserve Center at 1209 East Pinecrest in Marshall, Texas was identified for closure by the Base Realignment and Closure Commission. The U.S. Army Reserve Center is entirely within the city limits of the City of Marshall, Texas and the City of Marshall, Texas has exclusive land use control jurisdiction over the property.

On April 27, 2006 the Marshall City Commission voted to establish a Local Redevelopment Authority to create a comprehensive redevelopment plan for the U.S. Army Reserve Center in Marshall. A copy of the City Commission's resolution establishing the Local Redevelopment Authority is attached.

The Marshall City Commission chose to name themselves as the Local Redevelopment Authority. Current members of the City Commission are Ed Smith, Ed Carlile, Jack Hester, Katie Jones, Bryan Partee, John Wilborn, and Alonza Williams. The resolution is worded to allow newly elected members of the City Commission to replace previous City Commissioners as members of the Local Redevelopment Authority.

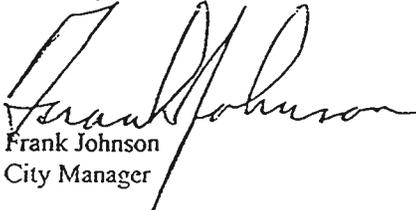
The Marshall City Commission is requesting recognition of the Local Redevelopment Authority as the redevelopment planning entity for the U.S. Army Reserve Center at 1209 East Pinecrest in Marshall, Texas.

The Chairman of the City Commission, who is currently Ed Smith, will serve as the point of contact for the Local Redevelopment Authority. The contact information for the Chairman is as follows:

Chairman of the Commission  
P.O. Box 698  
Marshall, Texas 75672

Attn: Frank Johnson, City Manager

Sincerely,

  
Frank Johnson  
City Manager

cnc

Fax 903-938-3531

Redevelopment Plan  
U.S. Army Reserve Center  
Marshall, Texas  
2007

RESOLUTION NO. R-06-12

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MARSHALL CREATING A LOCAL REDEVELOPMENT AUTHORITY IN ACCORDANCE WITH THE MILITARY BASE REUSE ACT AS ADOPTED AND AMENDED AND APPOINTING REPRESENTATIVES TO THE LOCAL REDEVELOPMENT AUTHORITY**

WHEREAS, The U.S. Army Reserve Center at 1209 East Pinecrest is located entirely within the city limits of the City of Marshall, Harrison County, Texas; and

WHEREAS, the U.S. Army Reserve Center has been declared surplus and is to be developed in accordance with appropriate federal regulations; and

WHEREAS, the future reuse of the U.S. Army Reserve Center will have an impact on the City of Marshall and the immediate area surrounding the facility; and

WHEREAS, the City Commission of the City of Marshall believes that it is in the best interest of the City of Marshall to become involved in the redevelopment of this particular piece of property; and

WHEREAS, the City of Marshall is and can be recognized by the Secretary of Defense through its Office of Economic Adjustment as an entity responsible for developing the reuse plan and for directly implementing the reuse plan;

NOW THEREFORE, be it resolved by the City Commission of the City of Marshall that:

1. A Local Redevelopment Authority is hereby established in compliance with applicable laws and regulations for the purpose of developing and implementing a reuse plan for the U.S. Army Reserve Center at 1209 East Pinecrest; and
2. At a public meeting held on this date the following individuals were named to the Local Redevelopment Authority: the members of the Marshall City Commission, who as of the date of adoption of this resolution are Ed Carlile, Jack Hester, Katie Jones, Bryan Partee, Ed Smith, John Wilborn, and Alonza Williams. It is the intention of the City Commission that the Local Redevelopment Authority be made up of the sitting members of the City Commission. In the event that one of the individuals named ceases to serve on the City Commission, that person will cease to serve on the Local Redevelopment Authority and will be replaced by the person who takes their place on the City Commission.
3. The above named individuals are hereby directed to undertake the duties and responsibilities of the Local Redevelopment Authority in accordance with applicable federal regulations and prepare and submit the appropriate reuse plan after the public hearing and public input.

PASSED, APPROVED, AND ADOPTED THIS THE 27<sup>th</sup> DAY OF APRIL, 2006.

  
E. N. Smith III, Chairman

ATTEST:

  
Lisa Agnor, City Secretary

**Exhibit 3  
Newspaper Notice  
Regarding Notices of Interest and  
Site Workshop**

Page 1 of 2

**Redevelopment Plan  
U.S. Army Reserve Center  
Marshall, Texas  
2007**

**Availability of Surplus Federal Property to State and Local Eligible Parties,  
Including Homeless Service Providers  
(City of Marshall Local Redevelopment Authority)**

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the City of Marshall Local Redevelopment Authority for the U.S. Army Reserve Center at 1209 East Pinecrest Drive is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 5 p.m. on Wednesday, January 3, 2007. A listing of surplus property at the U.S. Army Reserve Center at 1209 East Pinecrest Drive was published by the Department of Defense in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families residing in the City of Marshall.

A workshop will be held at the U.S. Army Reserve Center at 1209 East Pinecrest Drive on Wednesday, November 1, 2006 at 10:00 am, which will include an overview of the base redevelopment planning process, a tour of the installation, information on any land/use constraints known at the time, and information on the NOI process. To register for this workshop, please call the LRA contact person identified below by October 25, 2006. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at this location; (ii) a description of the need for the program; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the U.S. Army Reserve Center at 1209 East Pinecrest Drive; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the U.S. Army Reserve Center at 1209 East Pinecrest Drive that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

**For Park and Recreation Uses:**

National Park Service Southeast Regional Office  
100 Alabama Street S.W.  
Atlanta, Georgia 30303-8701

**For Educational Uses:**

U.S. Department of Education  
Federal Real Property Assistance Program  
400 Maryland Avenue, SW, 2E115  
Washington, DC 20202-4553

**For Health Care:**

The U.S. Dept. of Health and Human Services  
Division of Property Management/PSC  
Parklawn Building, Room 5B-41  
5600 Fishers Lane  
Rockville, MD 20857

**For Prisons & Law Enforcement:**

Bureau of Justice Assistance  
810 Seventh Street NW  
Washington, DC 20531

**For Self-help Housing:**

HUD Greensboro Field Office  
Ashville Building  
1500 Pincroft Rd., Suite 401  
Greensboro, NC 27407-3707

**For Airports:**

Federal Aviation Administration  
Airports Division, ASO-600  
1701 Columbia Avenue  
College Park, GA 30337

**For Seaports:**

Maritime Administration  
U.S. Department of Transportation  
400 7th Street, SW  
Washington, D.C. 20590

**For Emergency Management:**

Facilities Management & Services  
Division FEMA  
500 C Street, SW, #505  
Washington, DC 20472

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Frank Johnson by mail at P.O. Box 698 Marshall, Texas 75671 or by phone at 903-935-4418.

# Proof of

# MARSHALL NEWS MESS

P.O. BOX 730

MARSHALL

RECEIVING SLIP DATE 11/27/06

P.O. # \_\_\_\_\_ DEPT. \_\_\_\_\_

VENDOR # 59680

ACCT. # 01-0312-12-00

RECEIVED BY: RF

APPROVED BY: J. Coch

# on

# NGER

(936) 935-7914

Ad # 309399

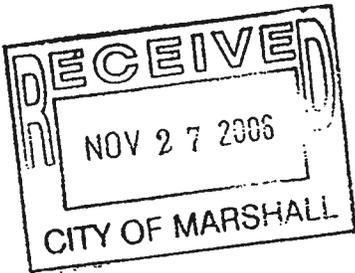
\$310.00

**Exhibit 3  
Newspaper Notice  
Regarding Notices of Interest and  
Site Workshop**

Page 2 of 2

See  
attached

**Redevelopment Plan  
U.S. Army Reserve Center  
Marshall, Texas  
2007**



STATE OF TEXAS  
COUNTY OF HARRISON

On this 8th day of November, 2006  
personally appeared before me the undersigned, a Notary Public  
in and for said county and state.

Regulie English

of the MARSHALL NEWS MESSENGER, a daily newspaper  
published at MARSHALL, County of HARRISON, State of  
TEXAS, who, being by me duly sworn, states that the attached  
advertisement, a true copy of which is hereto annexed, was  
published in said newspaper in its issues thereof on the following  
dates:

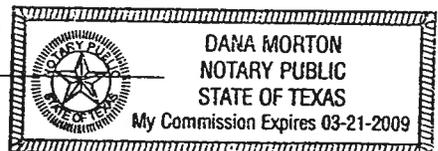
<u>1st</u>	day of <u>October</u>	20 <u>06</u>
_____	day of _____	20 _____
_____	day of _____	20 _____
_____	day of _____	20 _____
_____	day of _____	20 _____
_____	day of _____	20 _____

Subscribed and sworn to before me this 8th  
day of November, 2006.

Dana Morton

Notary Public, Harrison County, Texas

My Commission expires 3-21-09



Attendance Record  
Site Workshop

11-1-06

Name

Organization

Richard Davis

Marshall High School

T D Howell

Harrison Co Veterans Ass

Cliff Todd

MEMEO -

JAY SWEAT

D.O

Jimmie R. Rambo, Jr.

IT

RICK Phillips

Marshall-Harrison County Veterans  
Memorial Association, Inc

Melinda Jones

Marshall ISD

RANDY NEWSOM

MARSHALL ISD

WALTER EDWARD VA.

Frank Johnson

City of Marshall / LRA

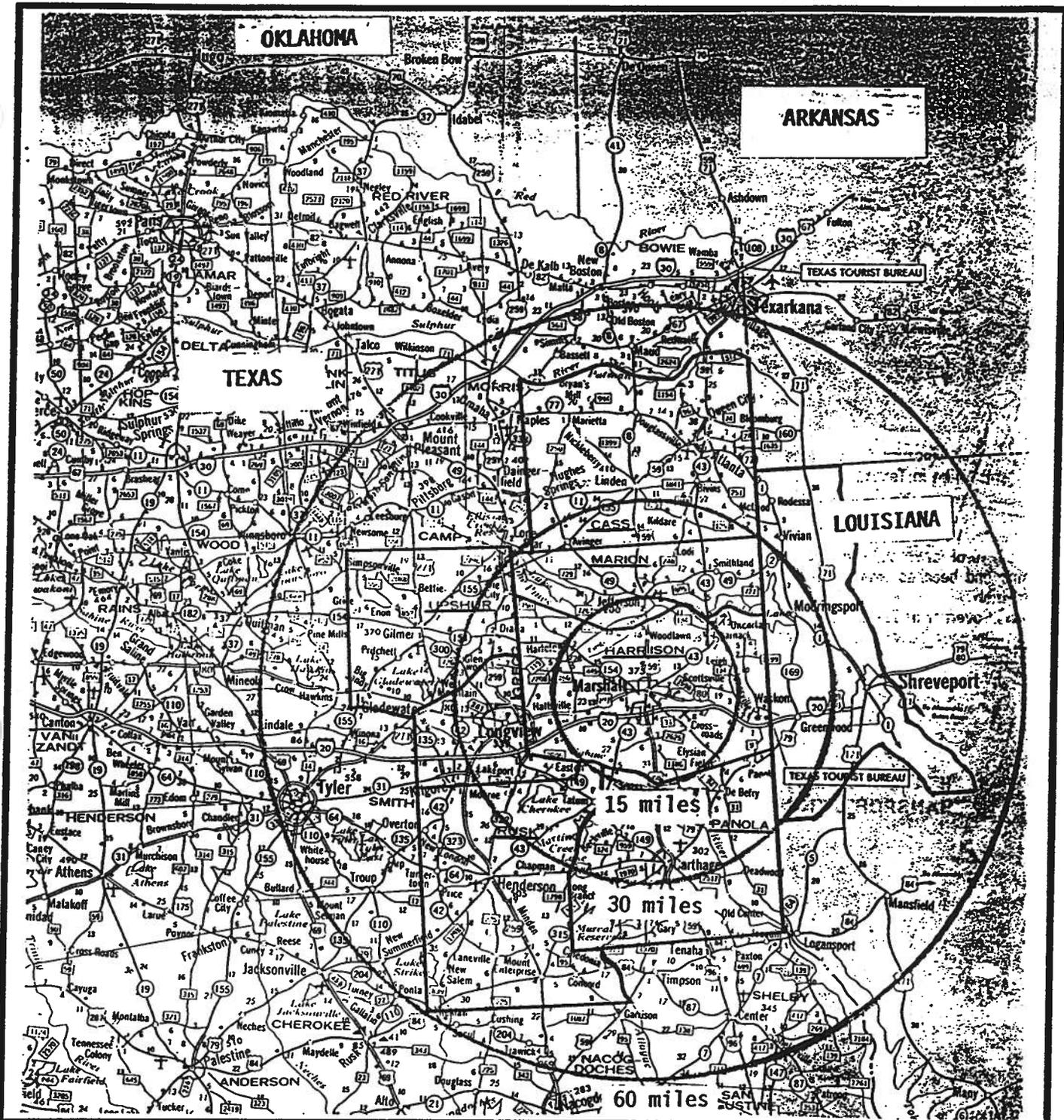


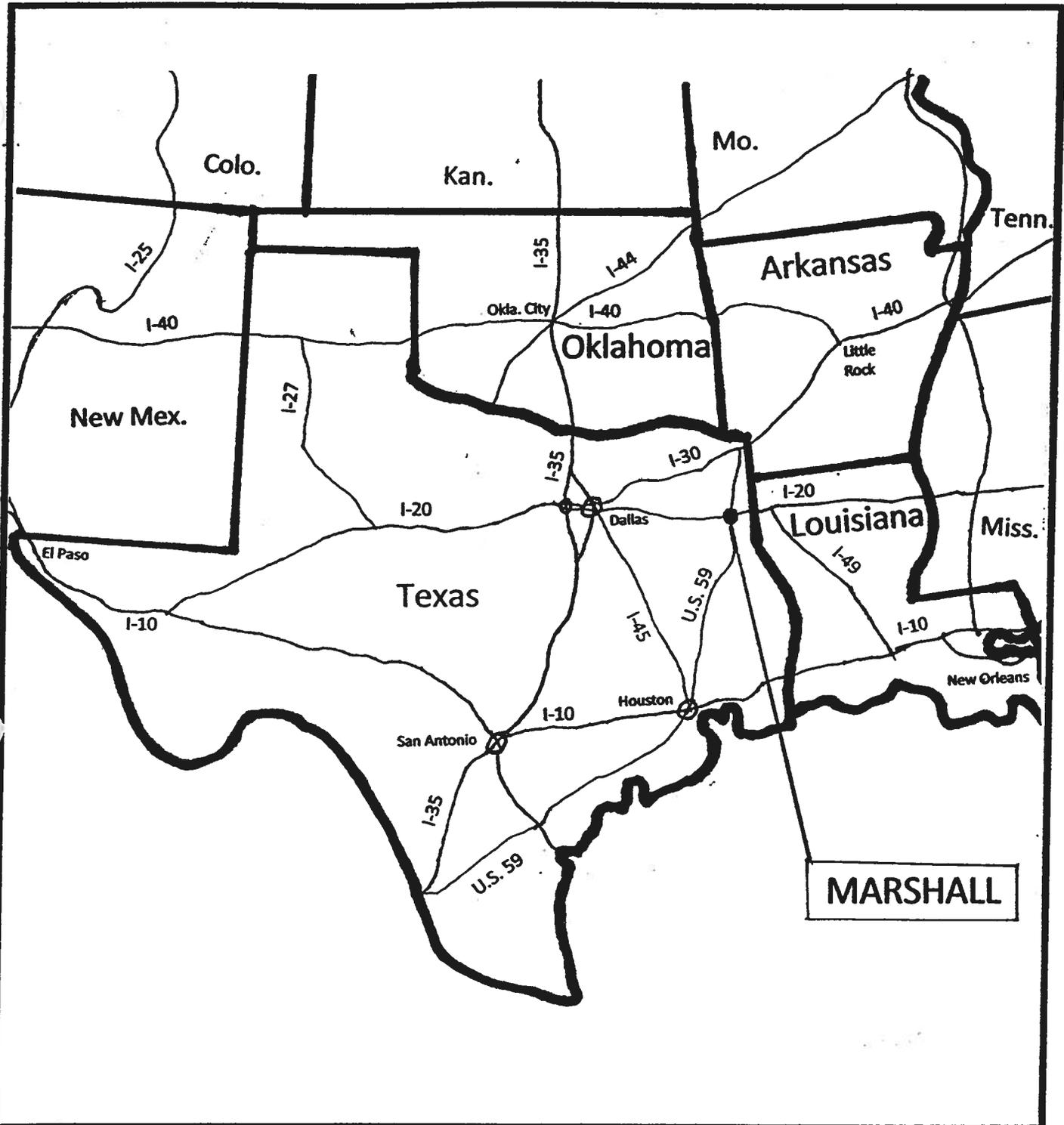
EXHIBIT 7  
 LOCATION MAP  
 MARSHALL WITHIN NORTHEAST TEXAS AND NORTHWEST LOUISIANA

FEBRUARY, 2007

SCALE: none

REDEVELOPMENT PLAN  
 U.S. ARMY RESERVE CENTER  
 MARSHALL, TEXAS





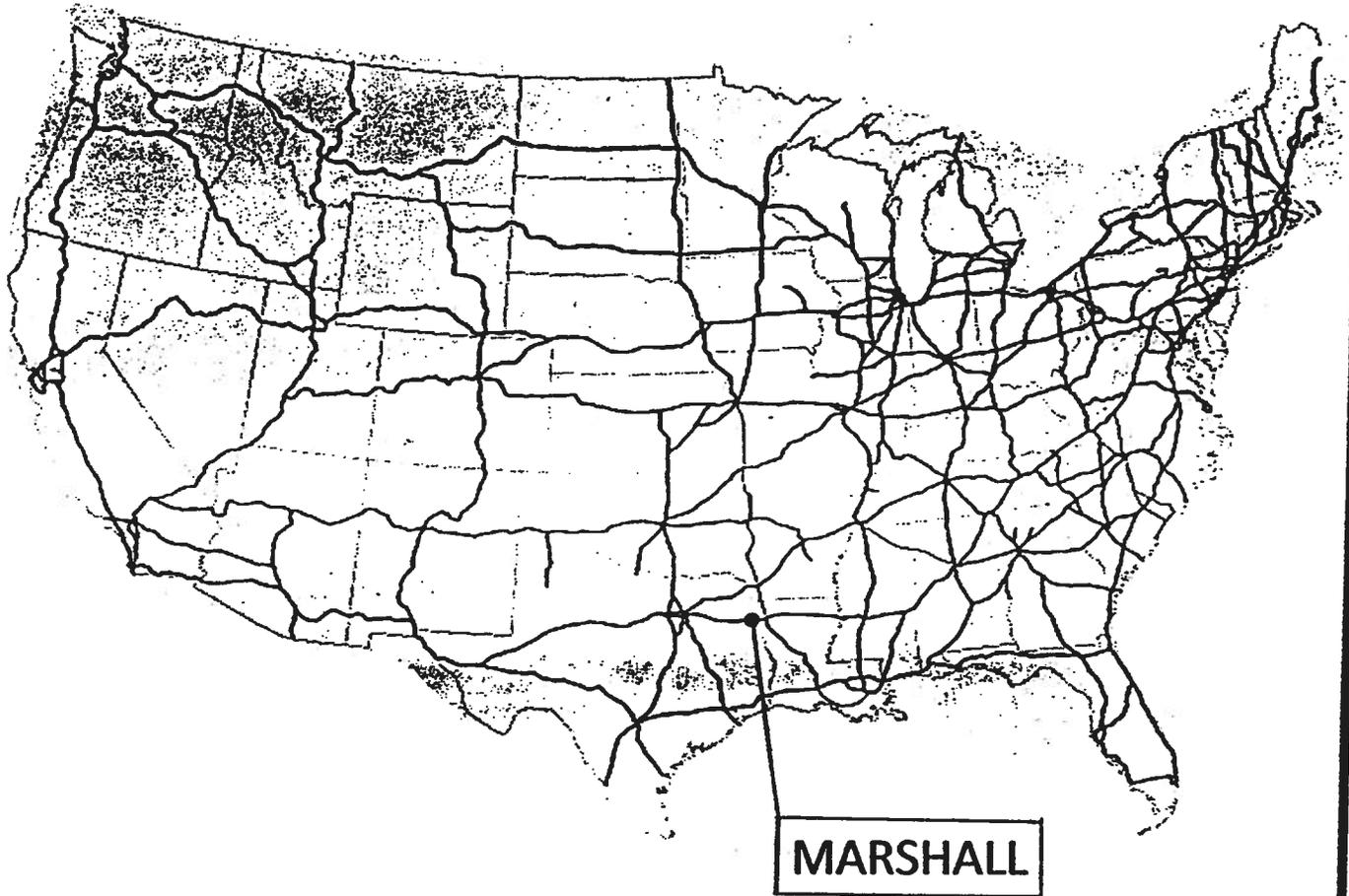
**EXHIBIT 6  
LOCATION MAP  
MARSHALL WITHIN FOUR STATE REGION**

**FEBRUARY, 2007**

**SCALE: none**

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**





Source: Wikipedia

Map shows interstate highway system for location references.

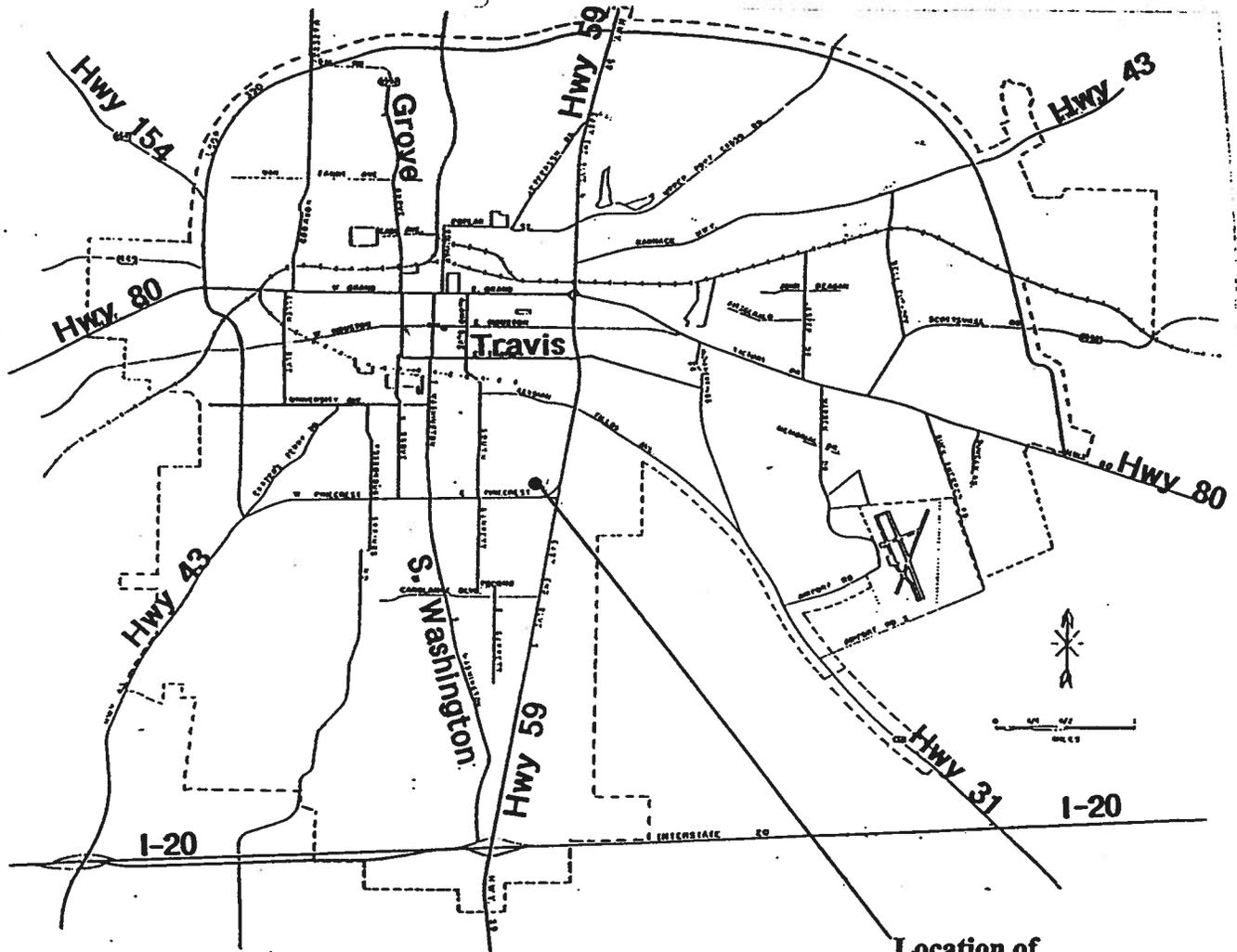
**EXHIBIT 5  
LOCATION MAP  
MARSHALL WITHIN UNITED STATES**

**FEBRUARY, 2007**

**SCALE: none**

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**





**Location of  
U.S. Army Reserve Center  
1209 East Pinecrest  
Marshall, Texas**

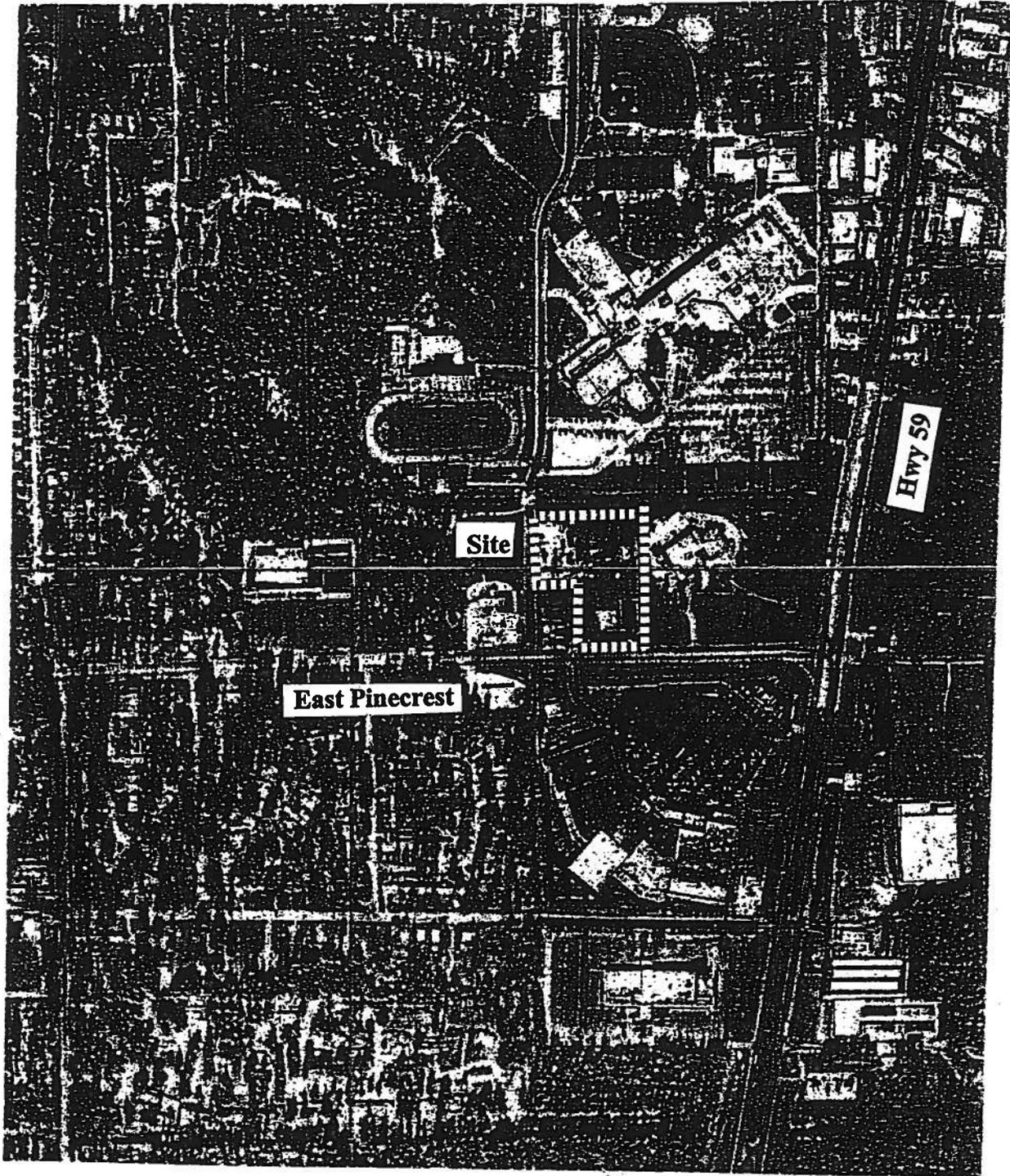
**EXHIBIT 8  
LOCATION OF U.S. ARMY RESERVE CENTER IN MARSHALL**

**FEBRUARY, 2007**

**SCALE: none**

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**





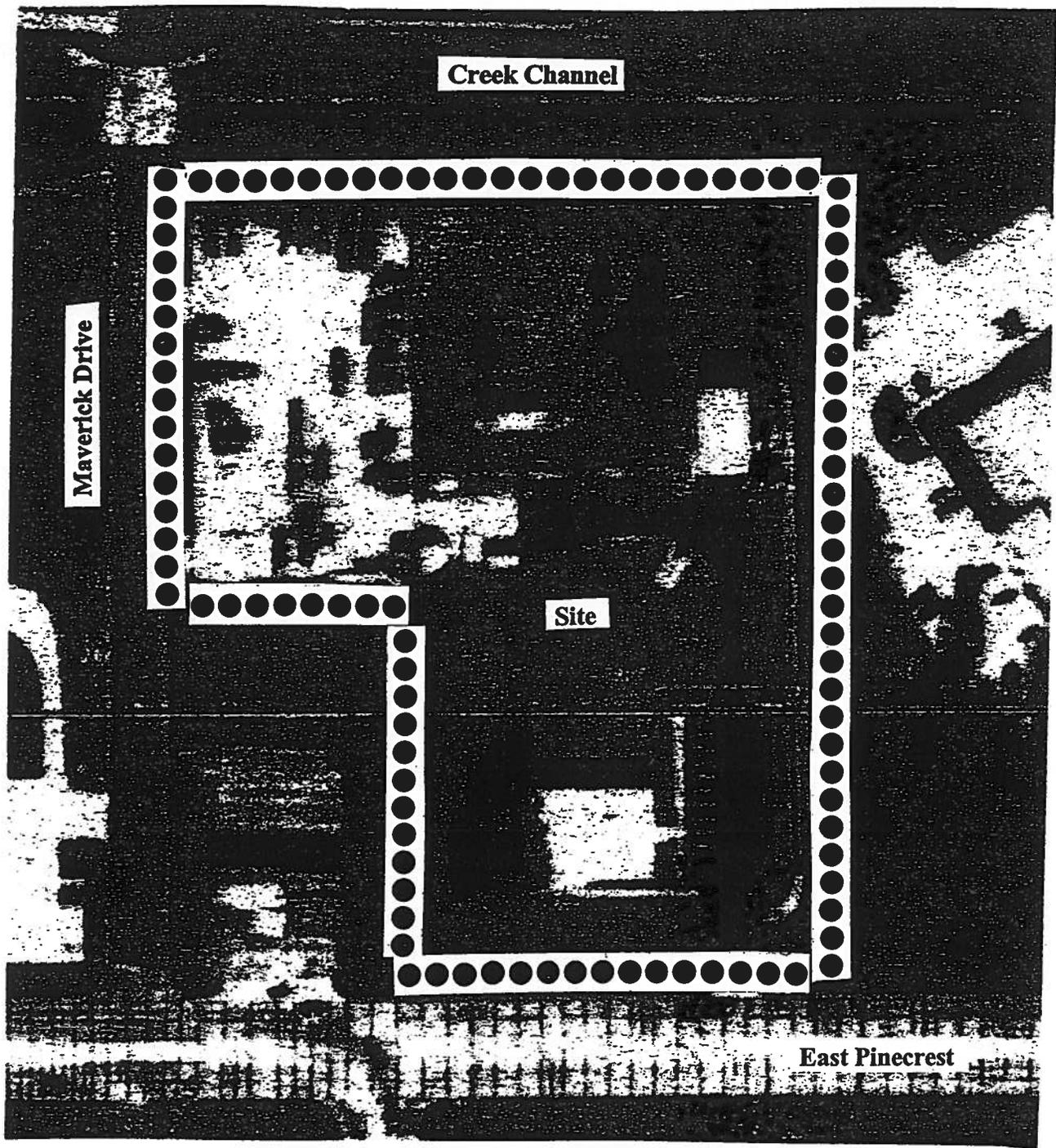
**EXHIBIT 9**  
**AERIAL PHOTO SHOWING VICINITY OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1" = 1000'**

**REDEVELOPMENT PLAN**  
**U.S. ARMY RESERVE CENTER**  
**MARSHALL, TEXAS**

↑  
**NORTH**



**EXHIBIT 10  
AERIAL PHOTO SHOWING SITE OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1" = 100'**

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**



Marshall High School

Creek Channel

Maverick Drive

Gravel Area For Vehicle Storage

Grassy Area

Bldg

Parking

Shed

Marshall Independent School District Administration Building

Parking

Not Part Of Site - Owned By Others

Main Bldg

Parking

Bank

East Pinecrest

Marshall Mall

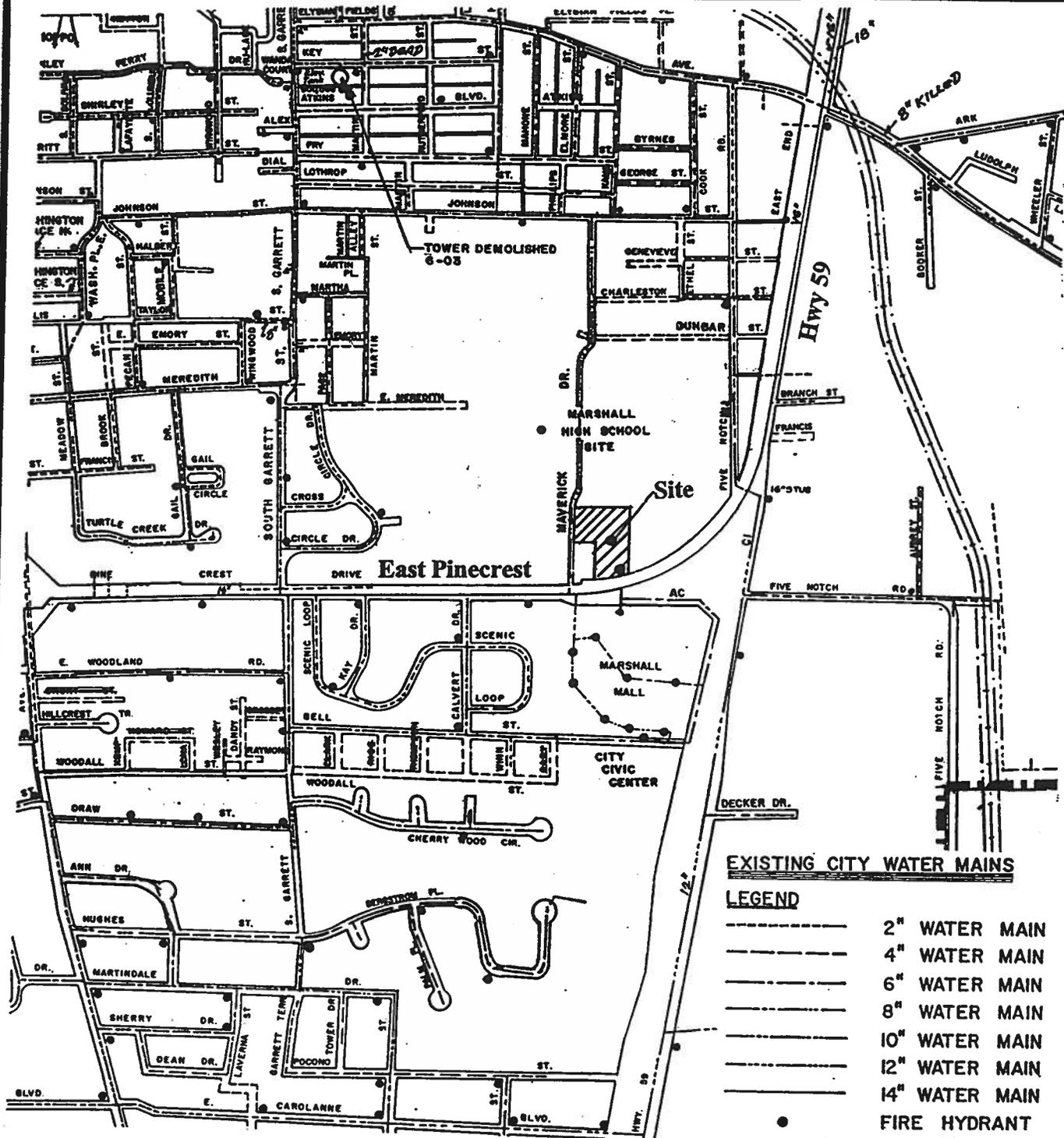
EXHIBIT 11  
SITE PLAN OF U.S. ARMY RESERVE CENTER

FEBRUARY, 2007

REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS

SCALE: 1" = 100'





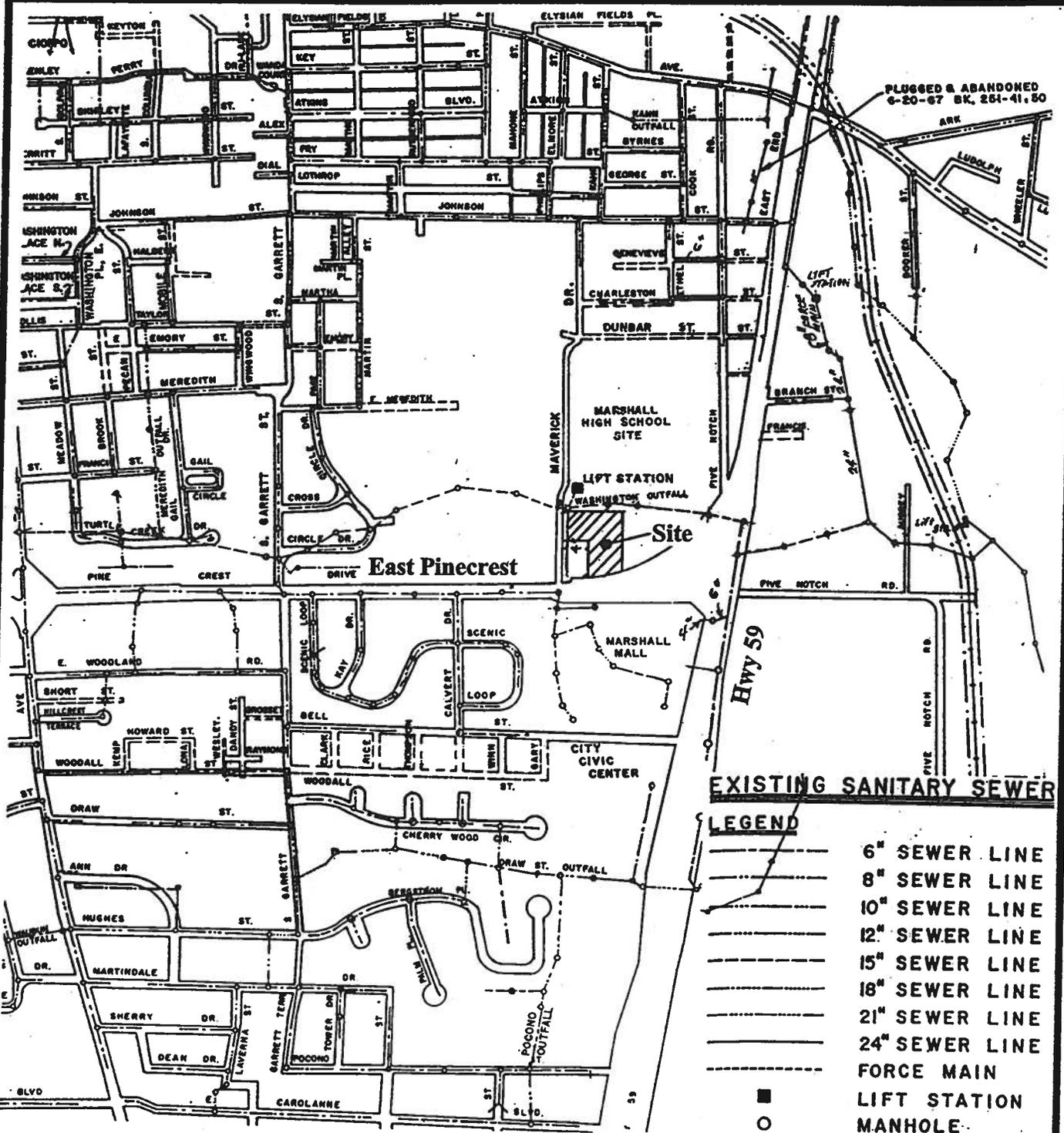
**EXHIBIT 12  
 WATER DISTRIBUTION SYSTEM  
 VICINITY OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1" = 1000'**

**REDEVELOPMENT PLAN  
 U.S. ARMY RESERVE CENTER  
 MARSHALL, TEXAS**





**EXHIBIT 13  
SEWAGE COLLECTION SYSTEM  
VICINITY OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1"= 1000'**

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**



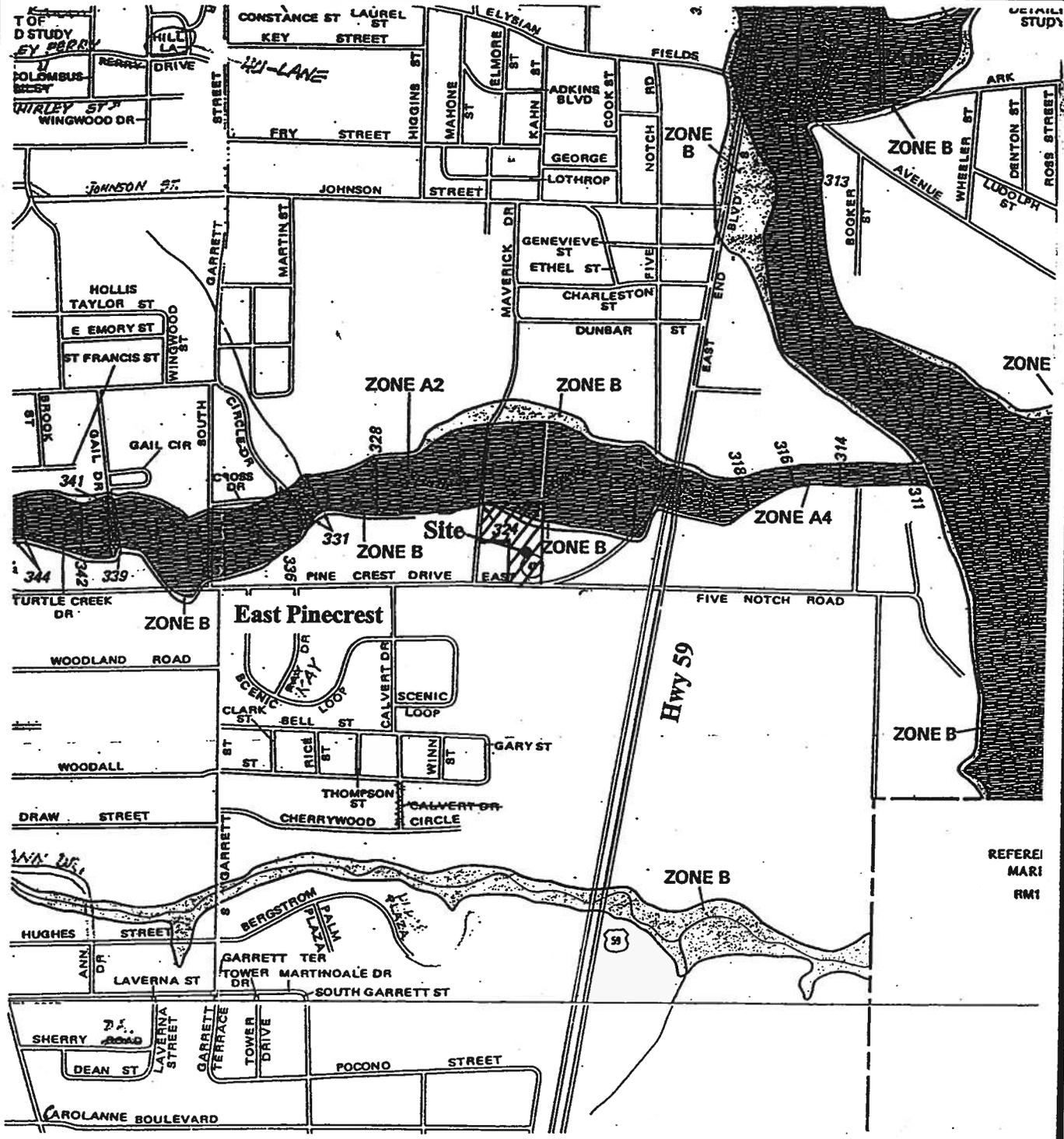


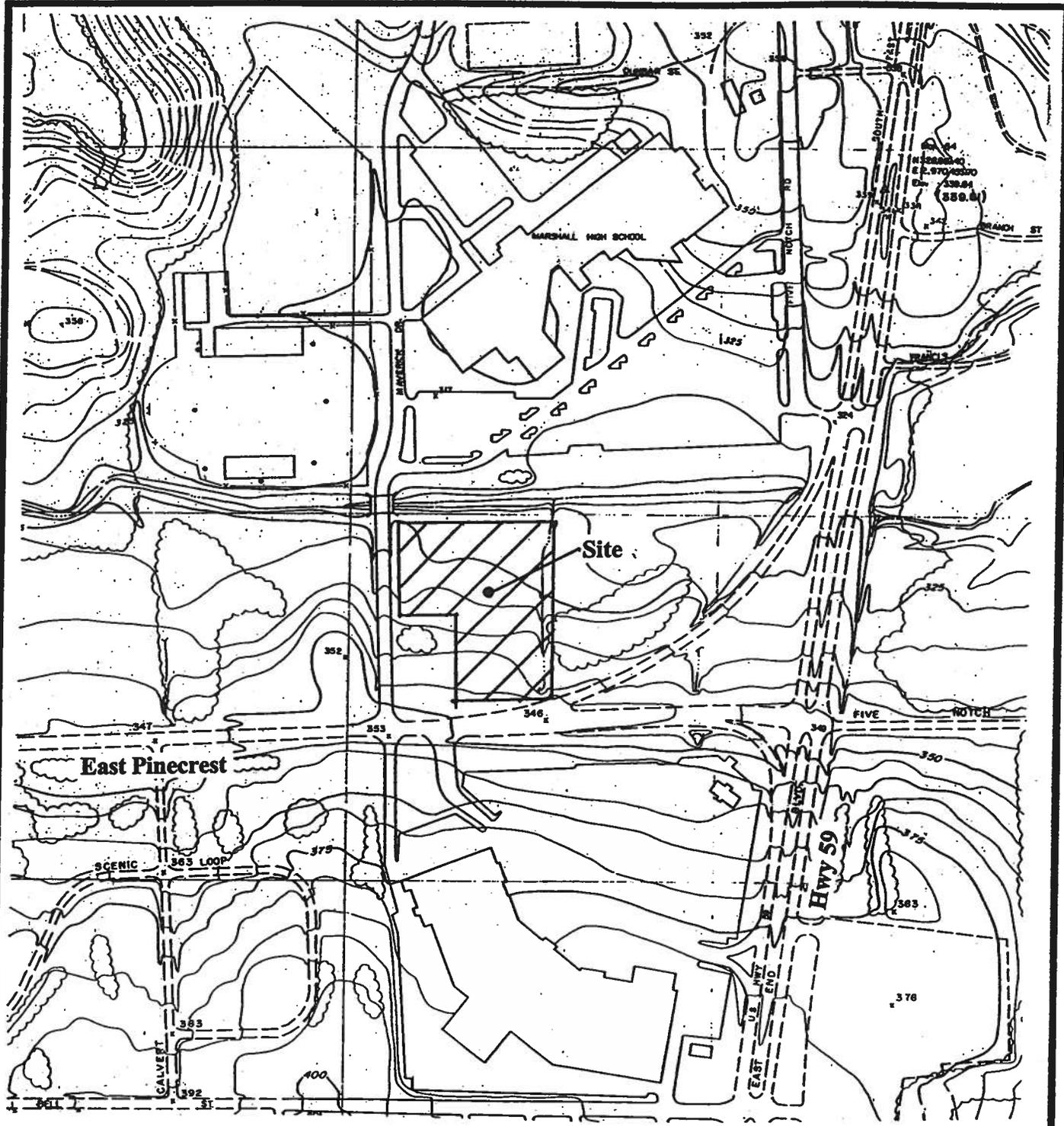
EXHIBIT 14  
 FLOOD PLAN MAP OF VICINITY OF U.S. ARMY RESERVE CENTER

FEBRUARY, 2007

SCALE: 1" = 1000'

REDEVELOPMENT PLAN  
 U.S. ARMY RESERVE CENTER  
 MARSHALL, TEXAS





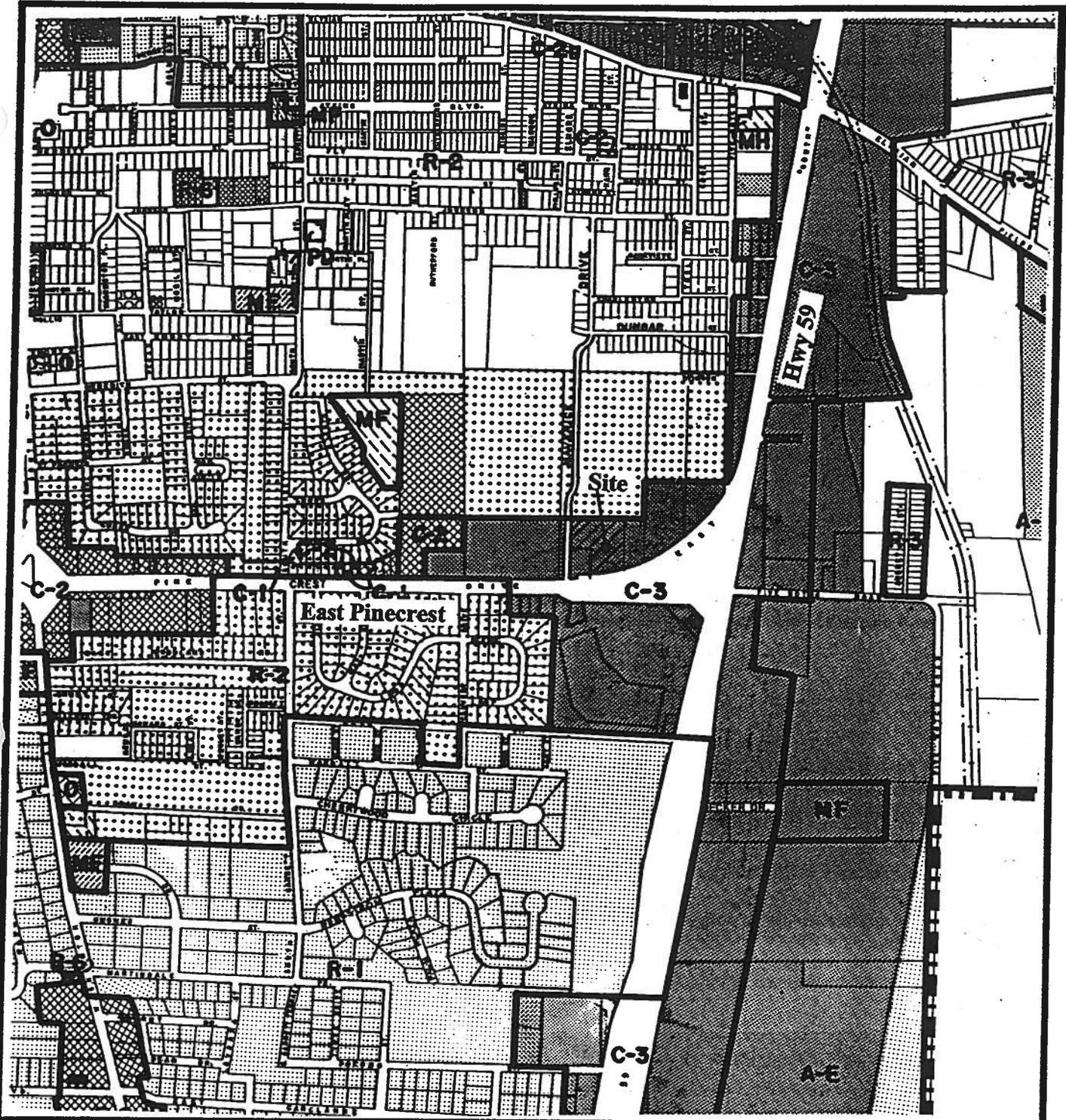
**EXHIBIT 15**  
**TOPOGRAPHIC MAP OF VICINITY OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1" = 400'**

**REDEVELOPMENT PLAN**  
**U.S. ARMY RESERVE CENTER**  
**MARSHALL, TEXAS**





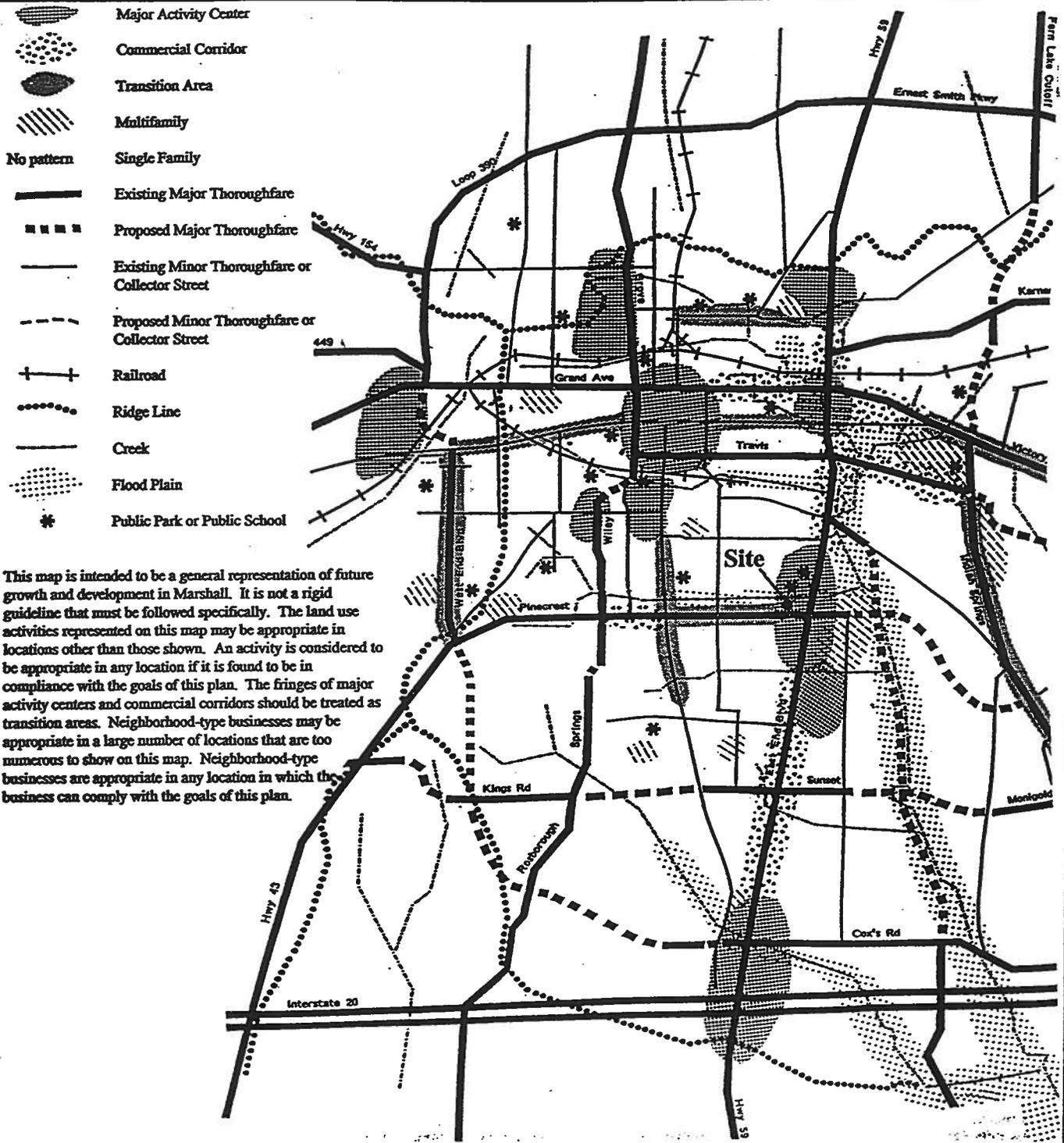
**EXHIBIT 16**  
**ZONING MAP OF VICINITY OF U.S. ARMY RESERVE CENTER**

**FEBRUARY, 2007**

**SCALE: 1" = 1000'**

**REDEVELOPMENT PLAN**  
**U.S. ARMY RESERVE CENTER**  
**MARSHALL, TEXAS**





This map is intended to be a general representation of future growth and development in Marshall. It is not a rigid guideline that must be followed specifically. The land use activities represented on this map may be appropriate in locations other than those shown. An activity is considered to be appropriate in any location if it is found to be in compliance with the goals of this plan. The fringes of major activity centers and commercial corridors should be treated as transition areas. Neighborhood-type businesses may be appropriate in a large number of locations that are too numerous to show on this map. Neighborhood-type businesses are appropriate in any location in which the business can comply with the goals of this plan.

**EXHIBIT 17  
GENERAL PLAN MAP SHOWING VICINITY OF U.S. ARMY RESERVE CENTER**

FEBRUARY, 2007

SCALE: none

**REDEVELOPMENT PLAN  
U.S. ARMY RESERVE CENTER  
MARSHALL, TEXAS**

